

Andover Historic Mill District



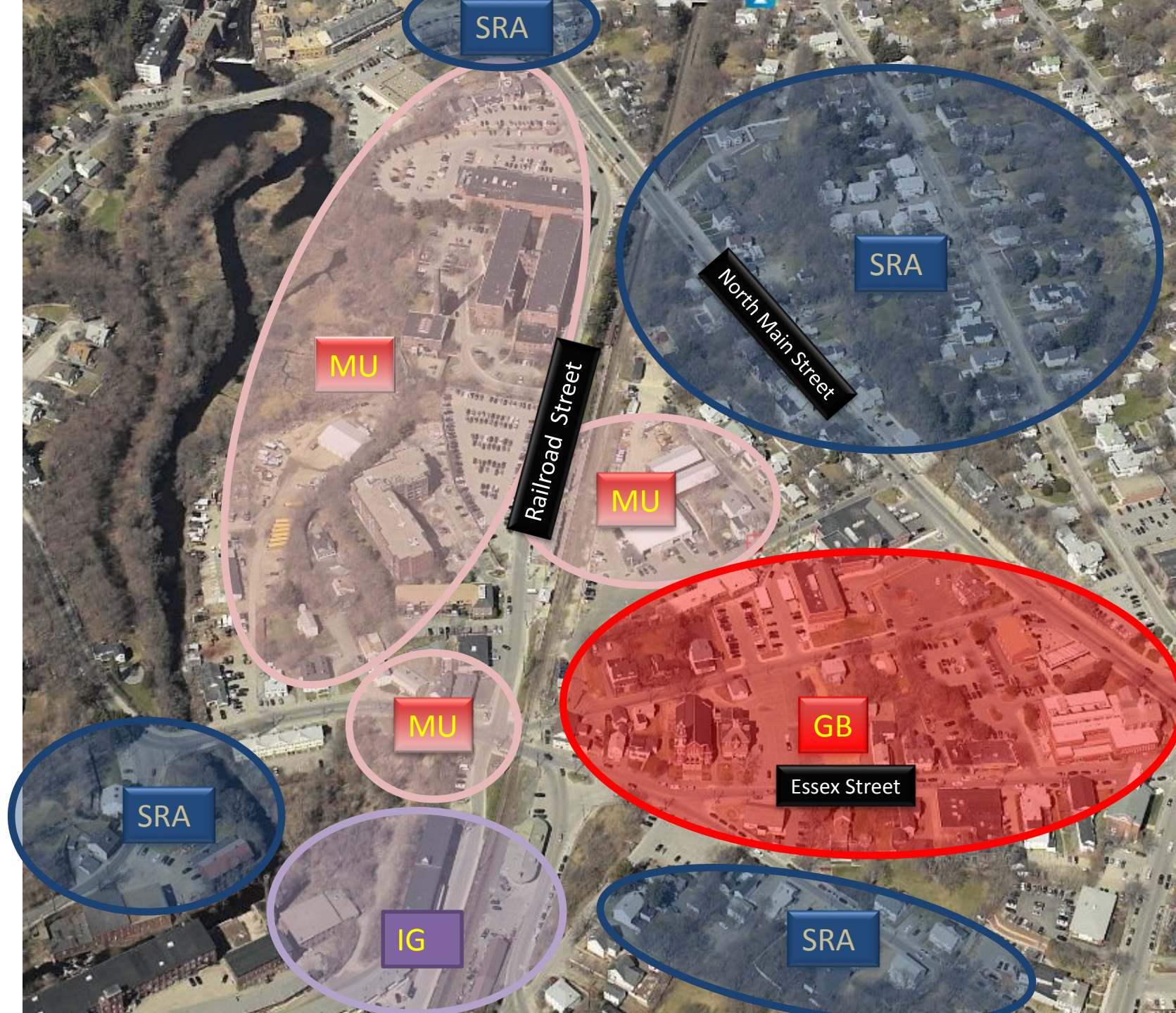


Municipal Land Offering:



MBTA Land Offering







Andover Historic Mill District

Existing Zoning Definitions

GB = General Business

MU = Mixed Use

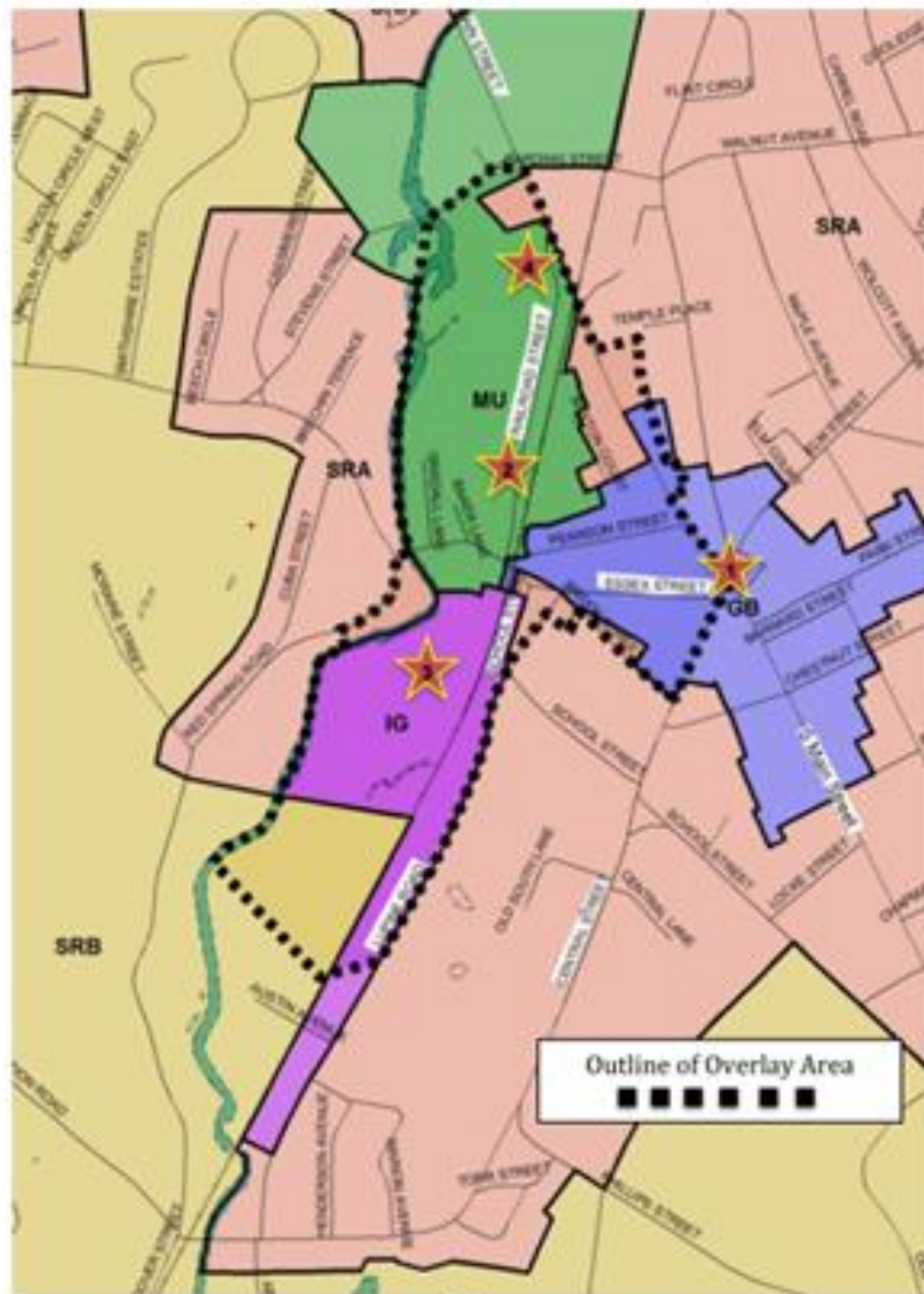
IG = General Industrial

SRA = Single Residential A

SRB = Single Residential B

Marquee Locations

1. Memorial Hall Library
2. MBTA Commuter Rail
3. Dundee Park
4. Whole Foods Plaza







ZONING INFORMATION

Purpose

Permitted & Prohibited Uses

Dimensional Regulations

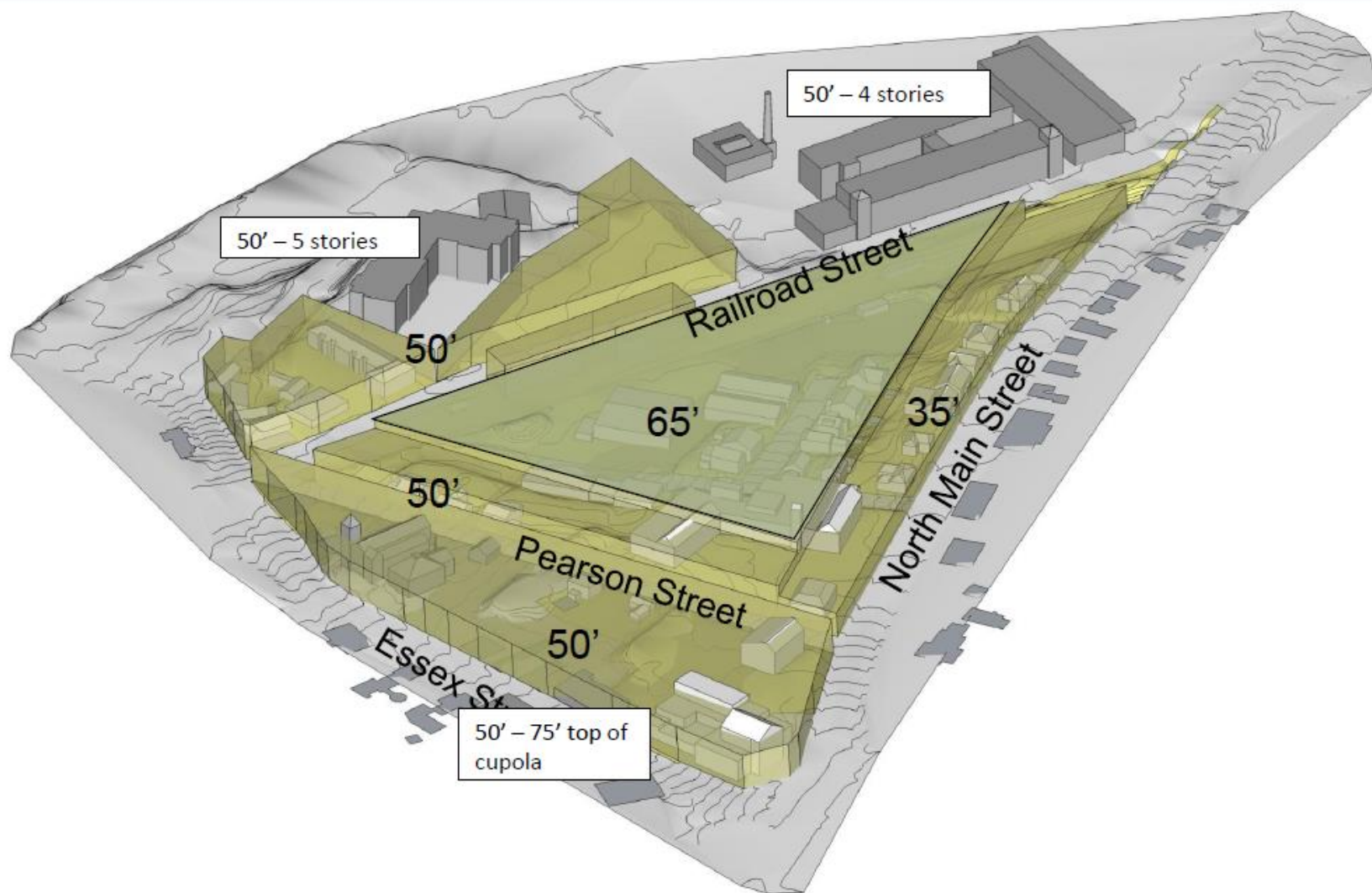
Performance Standards

Design Standards

Off-Street Parking & Loading



Height





Dimensional Regulations

- Building Height:
 - 35' or 3-stories at North Main Street
 - 65' or 6-stories at interior of site
- Lot coverage: 75%
- Off-street Parking Requirements:
 - 1.0 space per residential unit,
 - 2 spaces per 1,000 non-residential square feet

- 1 Townhouses
- 2 Condominium
- 3 Condominium entrance
- 4 Condominium
- 5 Residential court yard
- 6 MBTA parking entrance
- 7 Public plaza
- 8 Pedestrian bridge
- 9 MBTA station
- 10 Office/Residential condominium

Development Data

Total Area 3.34 ac

Residential 135 units
 - Townhouse 4 units
 - Condo-Townhouse 17 units
 - Condominium 114 units
 80% 1-Bed or less
 20% 2-bed

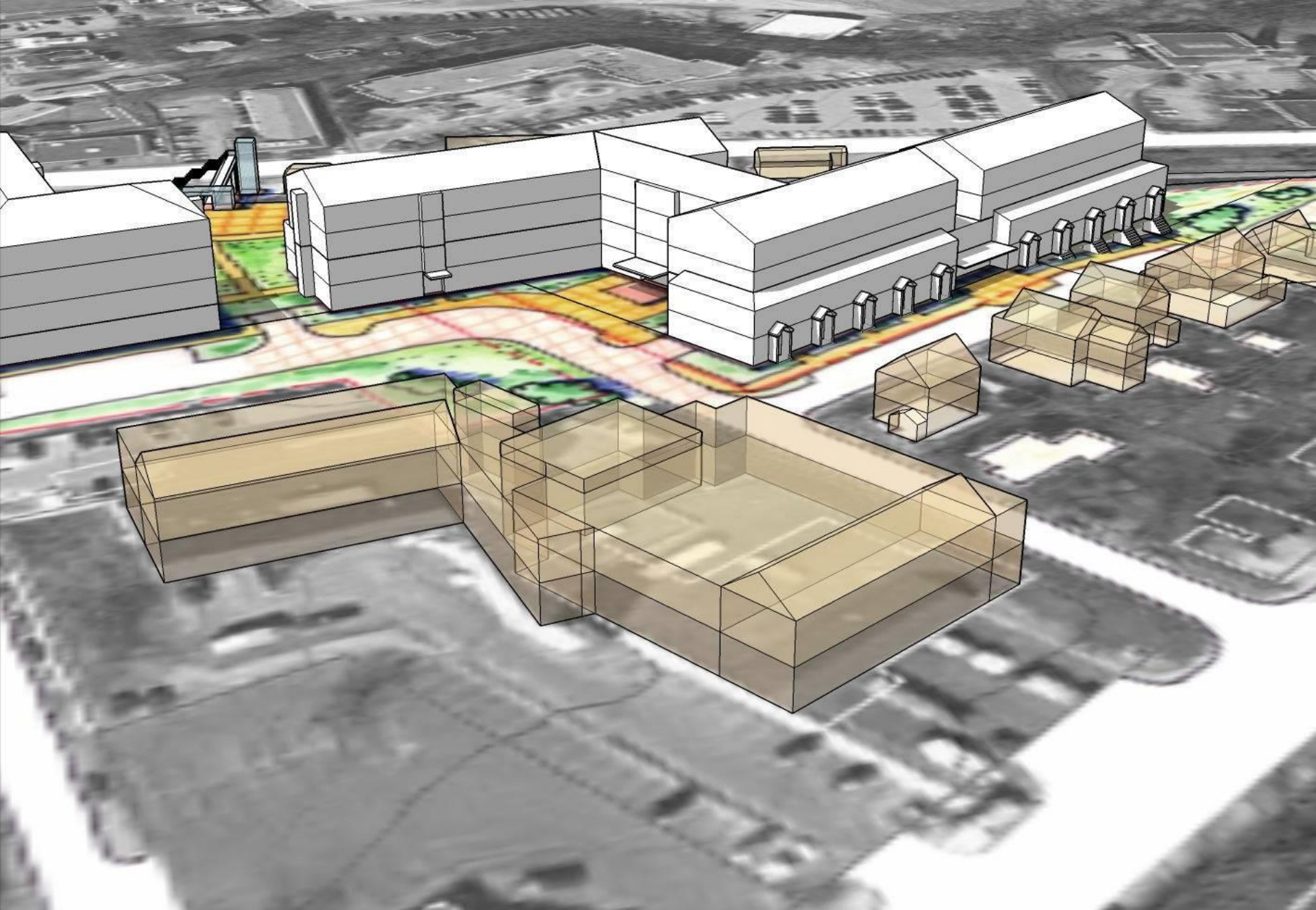
Density 40 units/ac

Office on Pearson St. 13,500 sq. ft.

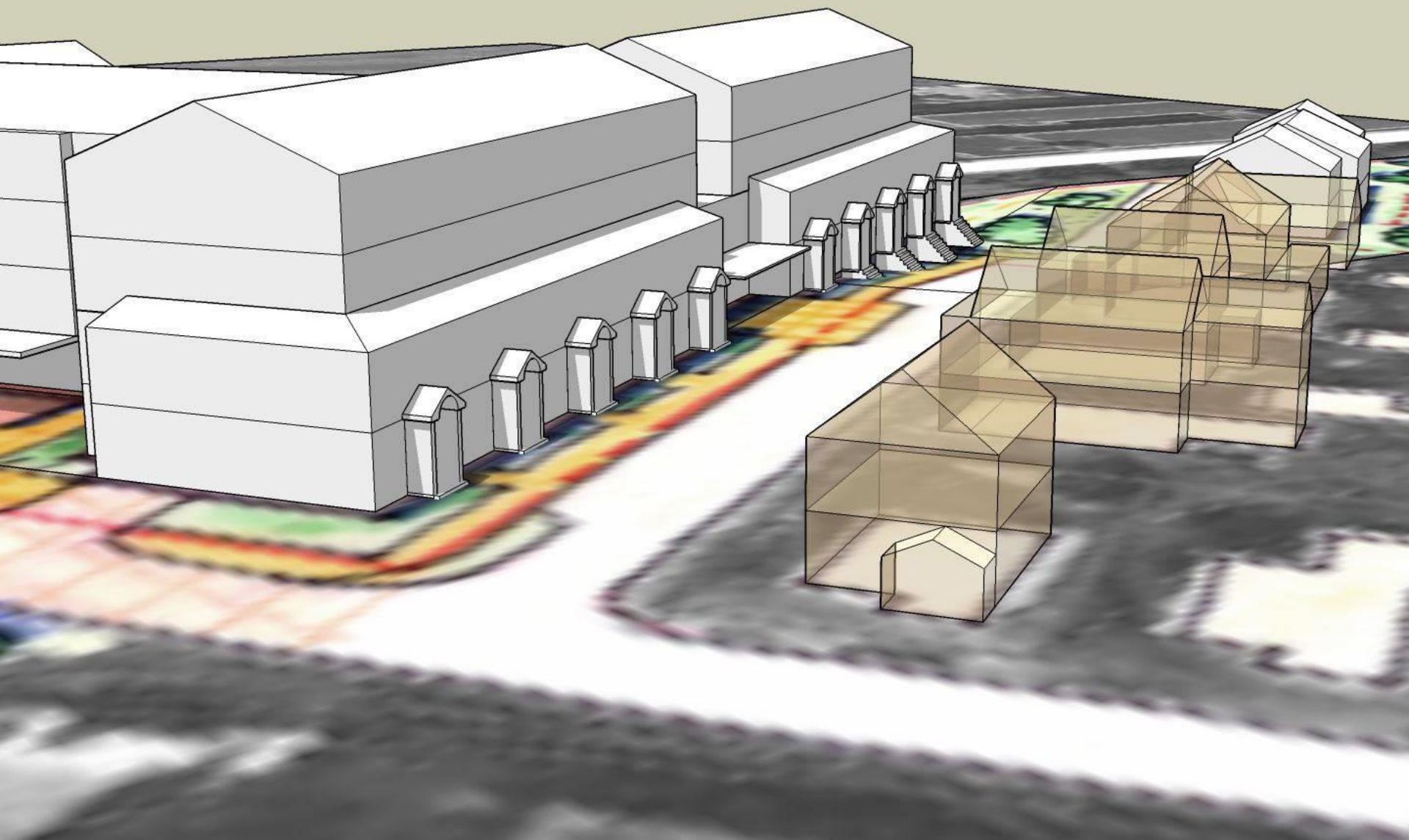
Parking 470 sp
 - Residential 170 sp
 - MBTA 300 sp



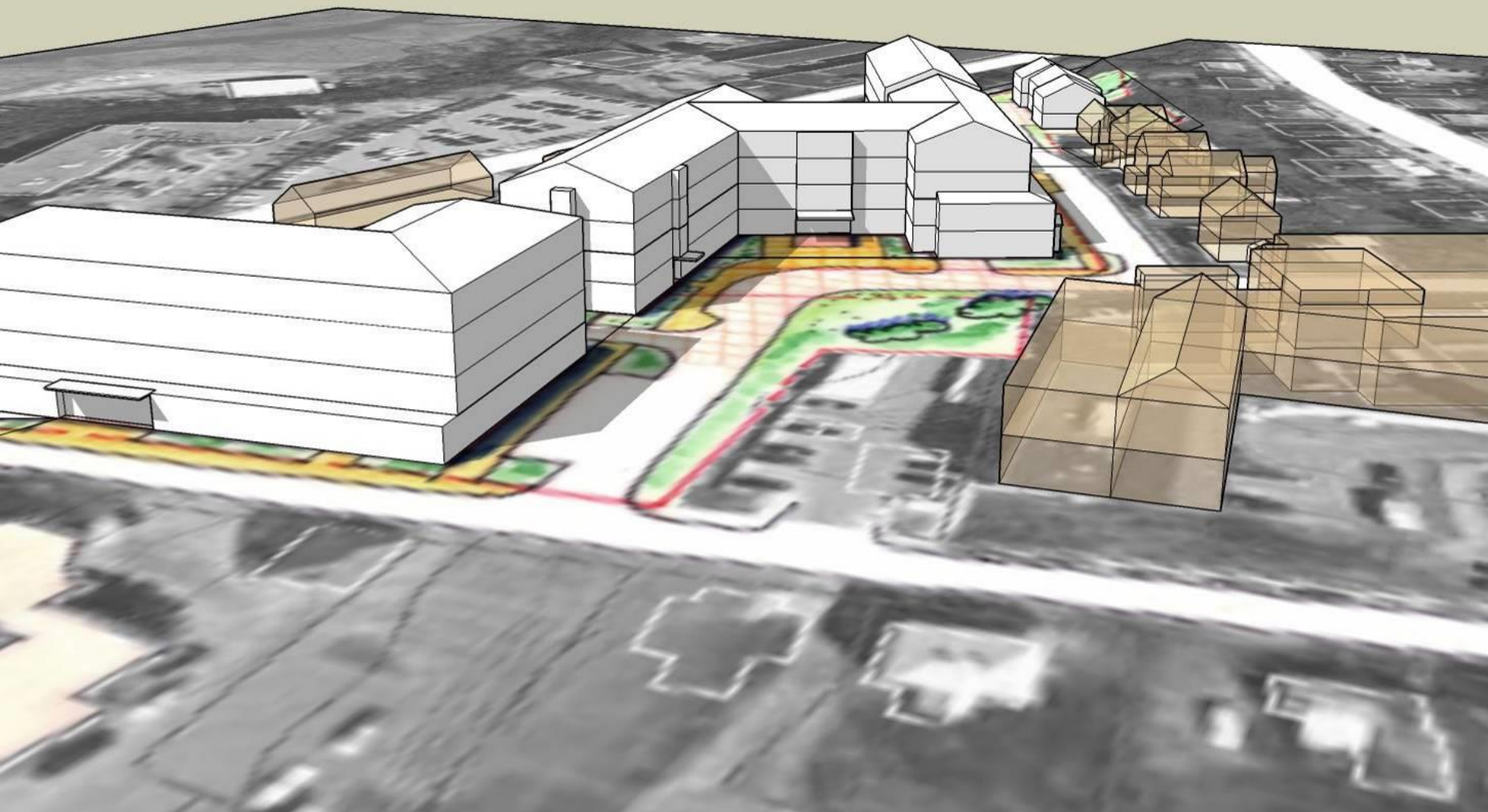
Option 1



Option 1 – View of Lewis Street



Option 1 – View of Buxton Street



Option 1 – View of Pearson Street



Option 1 – View from MBTA Station

- 1 Retail/condominium
- 2 Arrival plaza/pedestrian street
- 3 Retail/office
- 4 Condominium
- 5 Public court yard
- 6 Pedestrian bridge
- 7 Fitness center
- 8 MBTA parking entrance
- 9 MBTA station
- 10 Office/Residential condominium

Development Data

Total Area 5.68 ac

Residential 167 units

Retail 76,000 sq. ft.

Office 46,000 sq. ft.

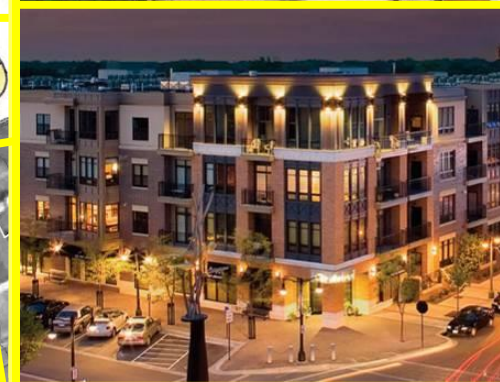
Parking 825 sp

- Residential 200 sp

- Retail 300 sp

- Office 150 sp

- MBTA 175 sp

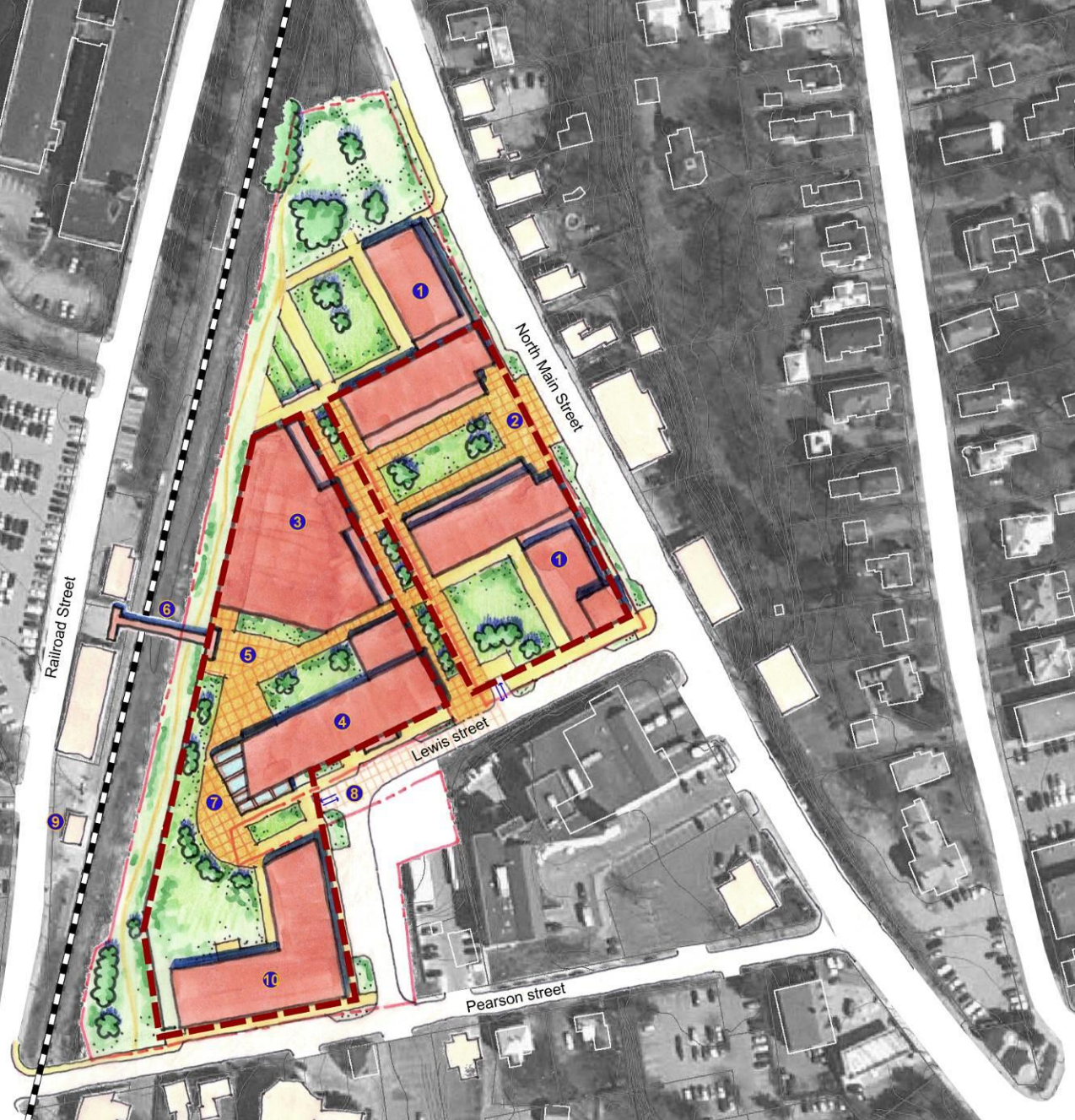


Option 2

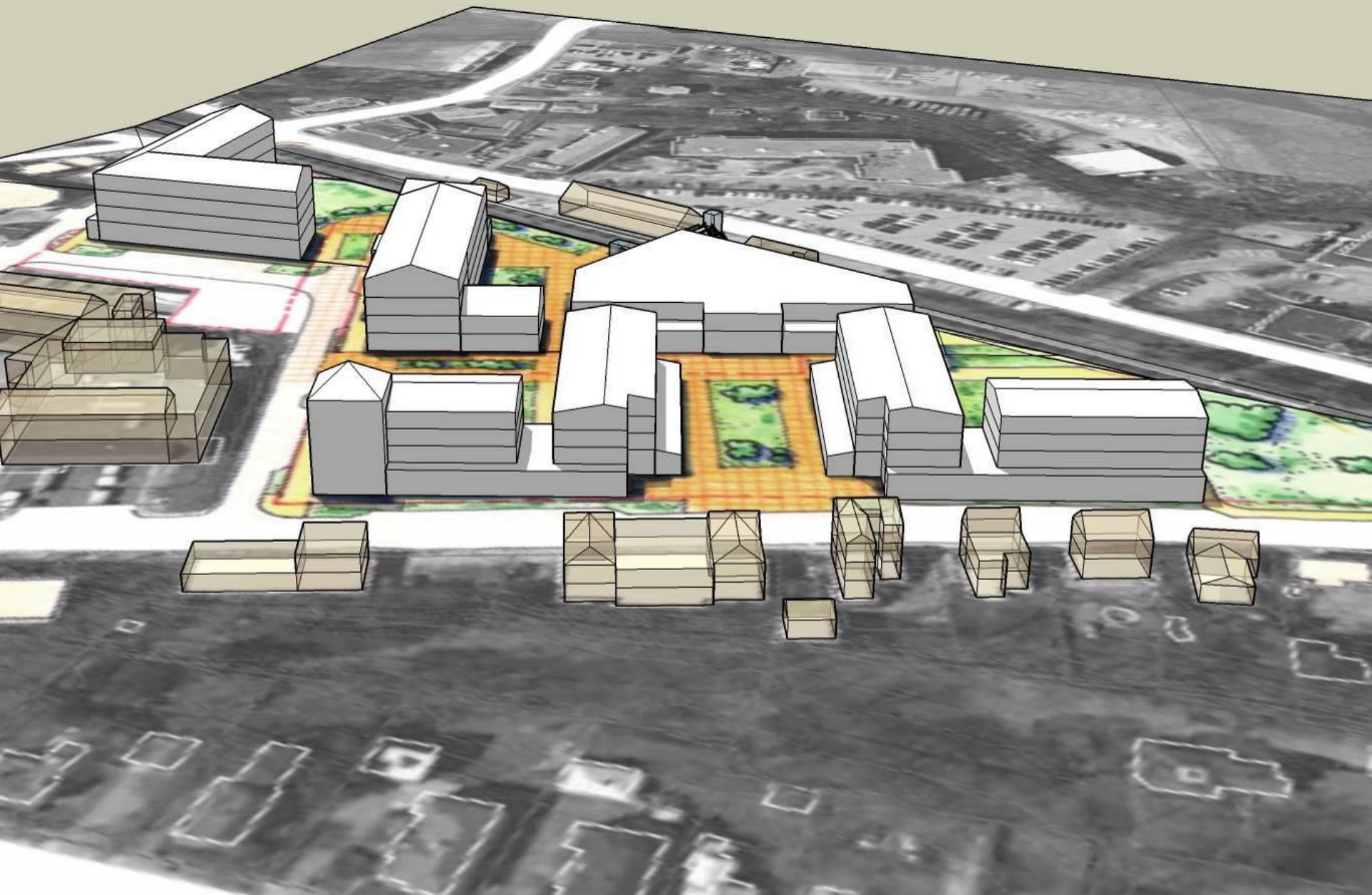
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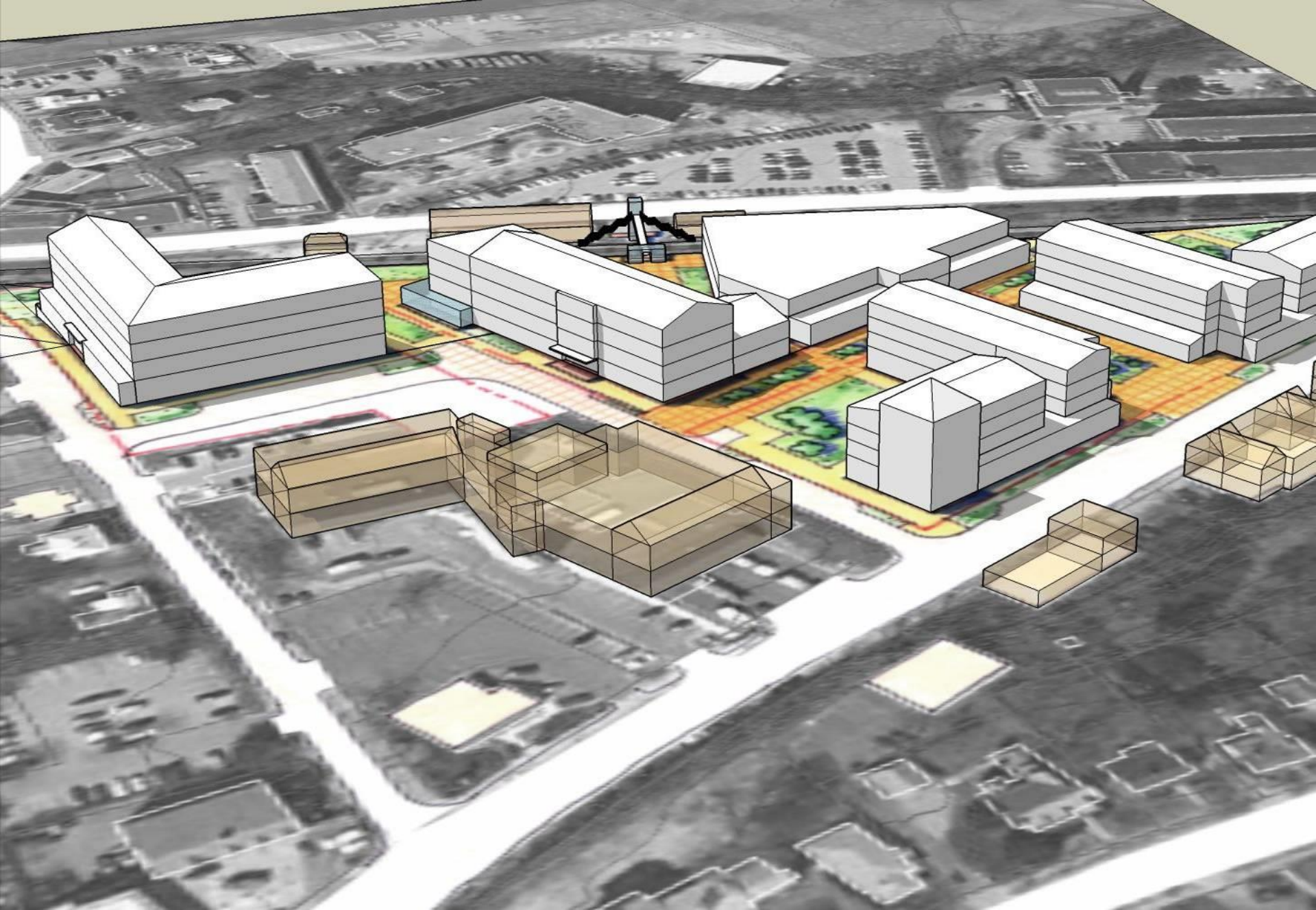
Total Area	5.68 ac
Residential	167 units
Retail	76,000 sq. ft.
Office	46,000 sq. ft.
Parking	825 sp
- Residential	200 sp
- Retail	300 sp
- Office	150 sp
- MBTA	175 sp



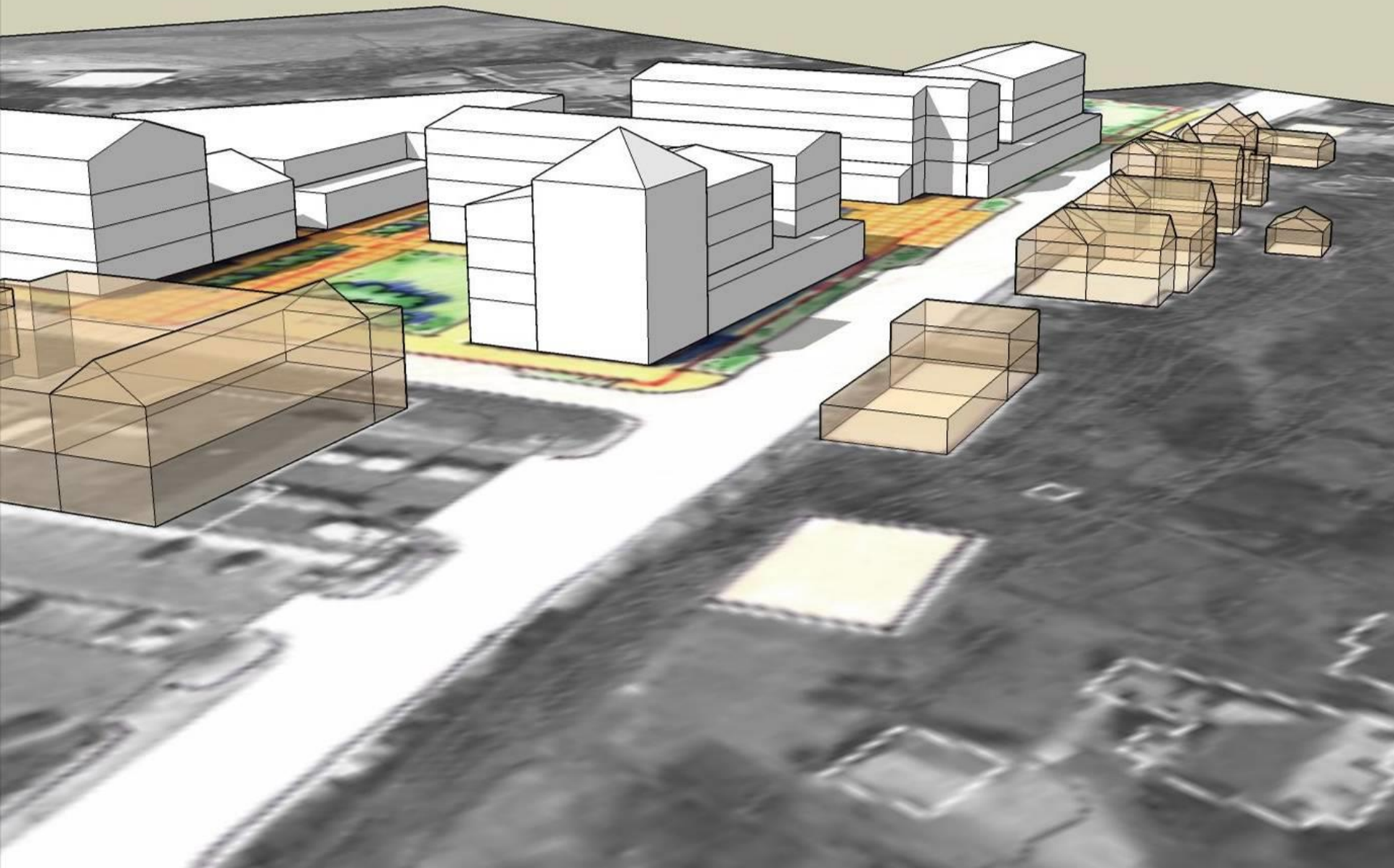
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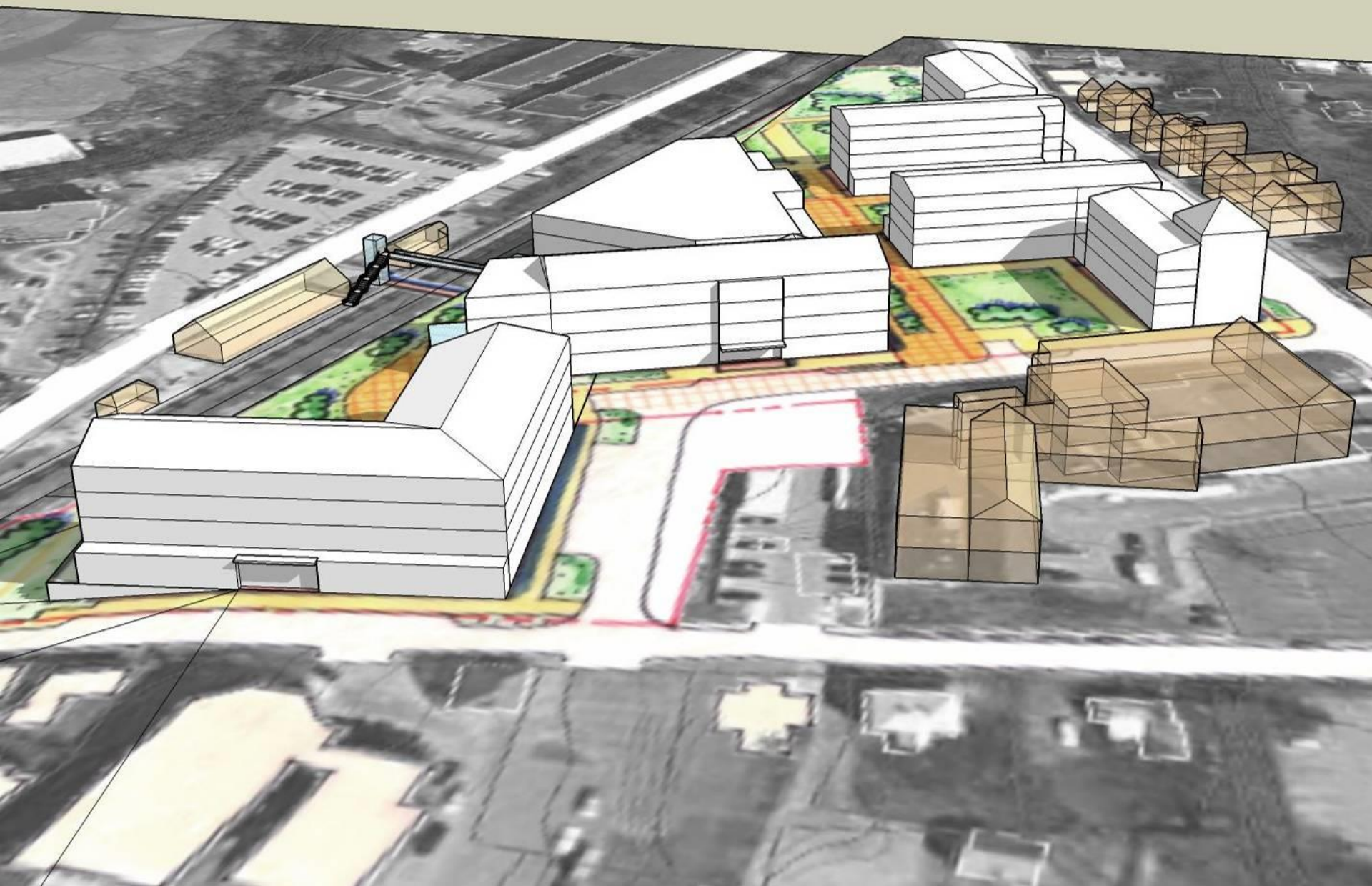
Option 2 – Overview



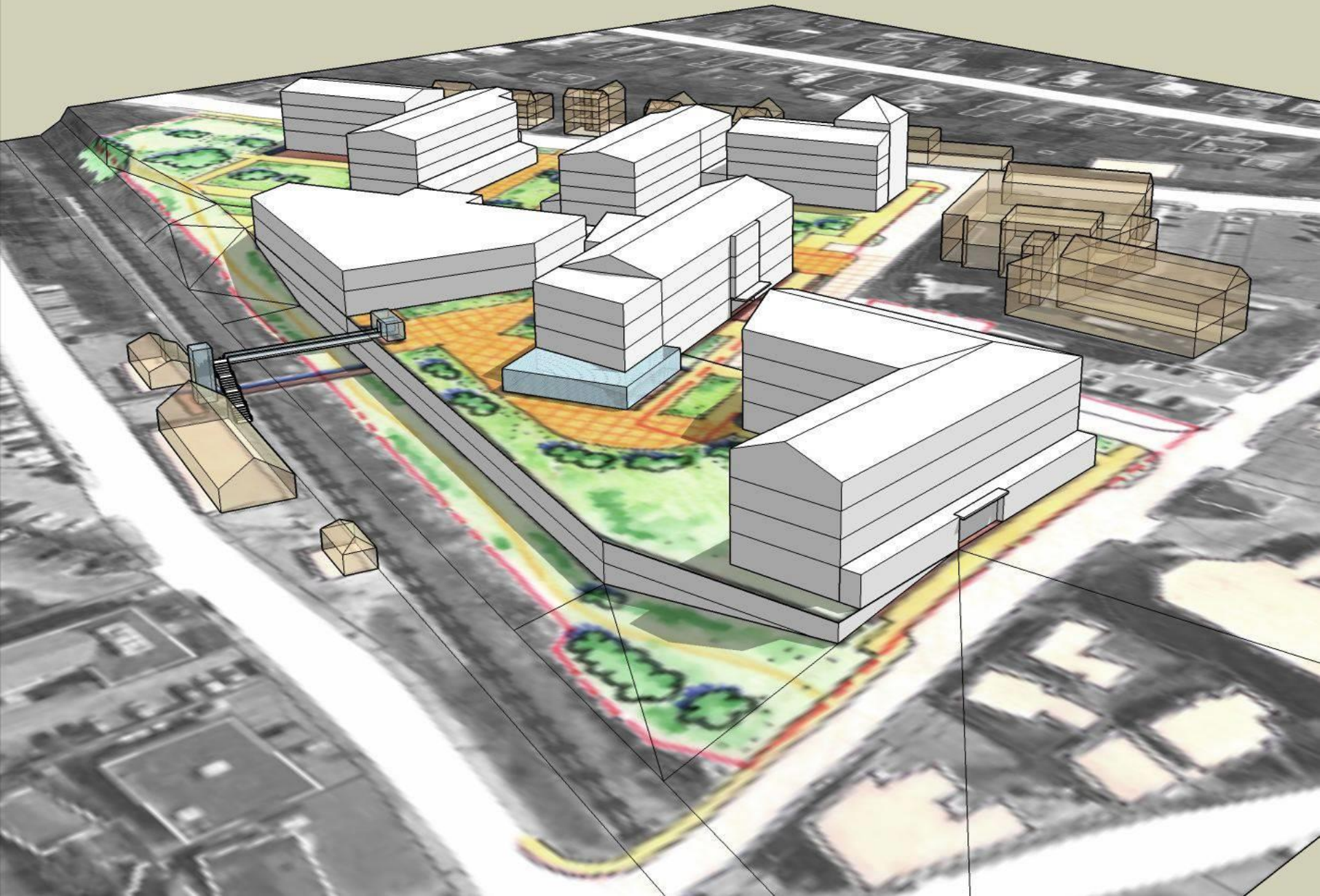
Option 2 – View of Lewis Street



Option 2 – View of Main Street



Option 2 – View of Buxton Street



Option 2 – View from MBTA Station



- ① Retail/Office/Residential
- ② On-street parking
- ③ Surface parking/Access to garage
- ④ Public plaza
- ⑤ Pedestrian crossing
- ⑥ Bus station

Development Data

Total Area	1.16 ac
Residential	16 units
Retail	14,000 sq. ft.
Office	9,700 sq. ft.
Parking	120 sp
- Residential	32 sp
- Retail	56 sp
- Office	32 sp



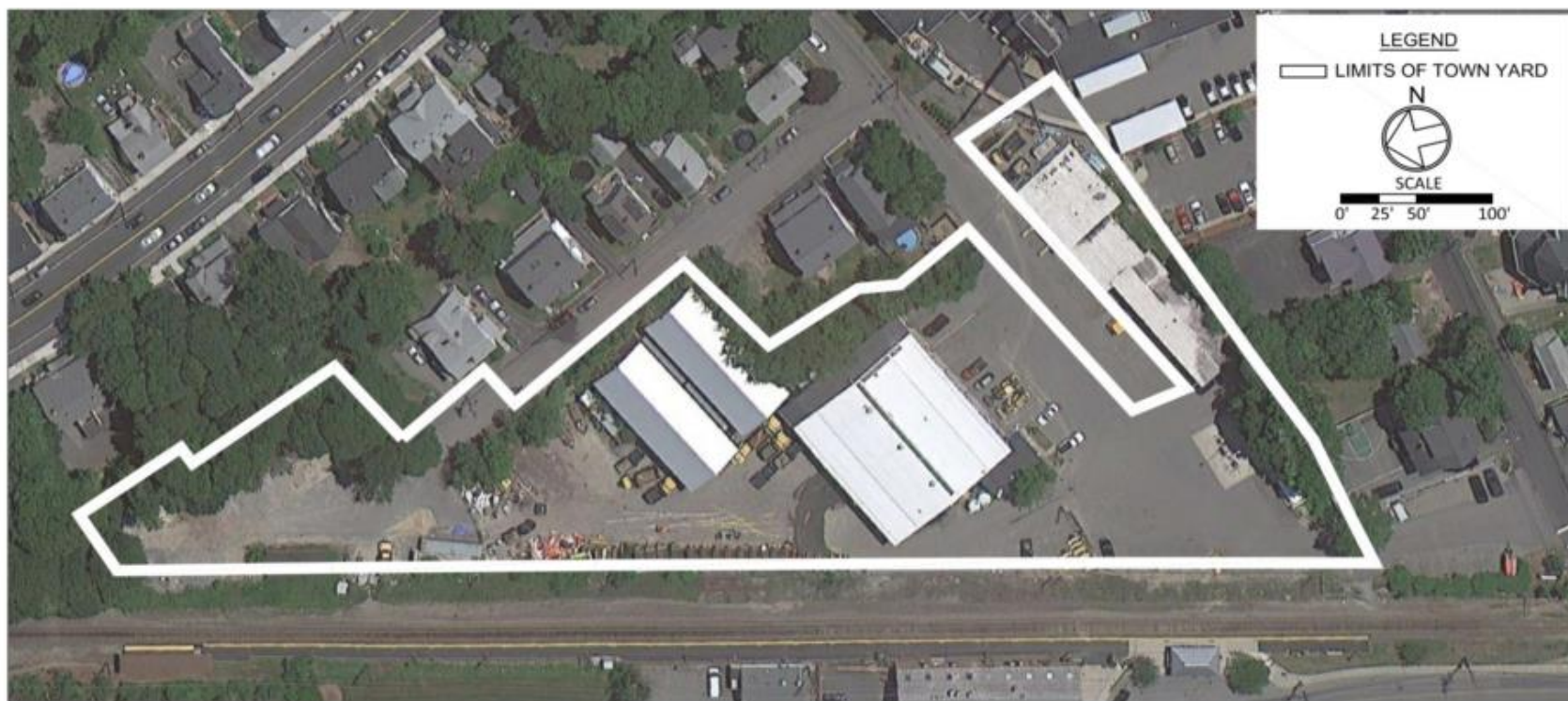
- ① Retail or Office/Residential
- ② On-street parking
- ③ Garage entrance
- ④ Residential court yard
- ⑤ Public plaza
- ⑥ Bus station

Development Data

Total Area	1.16 ac
Residential	39 units
Retail or Office	20,000 sq. ft.
Parking	130 sp
- Residential	48 sp
- Retail or Office	65-80sp

Assessment of Environmental Issues

Town Yard: Lots 38-14, 38-18, 38-32



Summary: Environmental Status of Site

- 2 tanks remain – unleaded gas UST and diesel AST; no evidence of current leaks or releases
- Site has RAO = “No Significant Risk”
- An AUL exists at site, limiting the current uses unless LSP is involved
- The AUL signals that the current site conditions and use is acceptable under MCP regulations
- Change in use (redevelopment) requires further environmental oversight by LSP

Potential Cost Ranges

- Site testing ~ \$50,000 - \$75,000
Drilling, surface, and stockpile sampling for off-site disposal
Monitoring well and groundwater sampling, if needed
- Soil excavation, transport and disposal (at \$50/ton)
500 - 1000 tons (“surgical removal”) ~ \$25,000 - \$50,000
If entire Lot 38-14 to depth of 4’ ~ \$925,000
- Environmental consulting ~ \$25,000 - \$75,000
Consulting/site characterization
Soil Management Plan & Health and Safety Plans
Construction observation
LSP Services



Summary

- Environmental issues do not prevent the Town Yard from being redeveloped; current conditions are manageable
- Developers are increasingly comfortable working on urban sites and properties with environmental legacies
- The AUL affects how the site is reused but does not prevent any particular future site use
- Cost to Town of addressing environmental condition will depend on future site plans, strategic approach, and risk tolerance
- LSP will be involved to ensure safety and compliance

Town Process

- Acquire 5 Campanelli Drive for Municipal Services Facility 2016
 - Town Meeting - May 2, 2016
 - Endorsed by the Board of Selectmen, Finance Committee, Planning Board and Economic Development Council
- Issue formal RFP Spring 2017

MBTA Land Offering:



Municipal Land Offering:



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- For more information, please feel free to visit
<http://andoverma.gov/planning/milldistrict/>
- Link to Request for Information:
- [http://andoverma.vt-s.net/Pages/AndoverMA Procurement/index](http://andoverma.vt-s.net/Pages/AndoverMA_Procurement/index)